013.0	0008	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,700 / 959,700
					USE VALUE:	959,700 / 959,700
					ASSESSED:	959,700 / 959,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	PARKER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSELLI MARCIA C
Owner 2:	
Owner 3:	
Street 1:	24 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3053 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	499,700	5,200	454,800	959,700
Total Card	0.114	499,700	5,200	454,800	959,700
Total Parcel	0.114	499,700	5,200	454,800	959,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.40 | /Parcel: 314.4

Legal Description

User Acct 10785

GIS Ref

GIS Ref

Insp Date 02/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	500,000	5200	4,950.	454,800	960,000	960,000	Year End Roll	12/18/2019
2019	104	FV	387,700	5200	4,950.	483,200	876,100	876,100	Year End Roll	1/3/2019
2018	104	FV	387,700	4700	4,950.	352,500	744,900	744,900	Year End Roll	12/20/2017
2017	104	FV	363,700	4700	4,950.	307,000	675,400	675,400	Year End Roll	1/3/2017
2016	104	FV	363,700	4700	4,950.	261,500	629,900	629,900	Year End	1/4/2016
2015	104	FV	324,100	4700	4,950.	255,800	584,600	584,600	Year End Roll	12/11/2014
2014	104	FV	324,100	4700	4,950.	210,300	539,100	539,100	Year End Roll	12/16/2013
2013	104	FV	337,200	4700	4,950.	200,100	542,000	542,000		12/13/2012

!1323!

PRINT

Date	Time
12/10/20	16:57:27

LAST REV

Date	Time
03/03/20	10:49:25
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	927-52		7/1/1979		83,000	No	No		ROBERT JOSEPH ROSSELLI D.O.D. 4/8/2016.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2019	1858	Redo Bat	12,000	C				
5/14/2018	609	Re-Roof	23,862	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	Mail Update	JO	Jenny O
2/21/2018	MEAS&NOTICE	BS	Barbara S
1/27/2009	Meas/Inspect	372	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10785
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07579064
Const Adj.:	0.97272485
Adj $ / SQ:	177.896
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678946
Depreciation:	179242
Depreciated Total:	499704

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

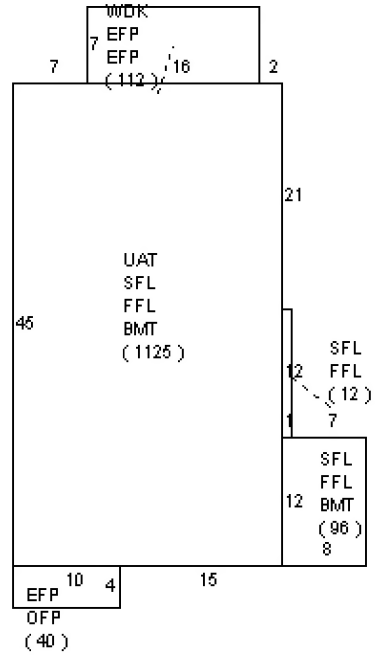
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.90
Special Features:	0	Val/Su Net:	113.98
Final Total:	499700	Val/Su SzAd	202.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,233	177.900	219,346
SFL	Second Floor	1,233	177.900	219,346
BMT	Basement	1,221	62.040	75,752
UAT	Upper Attic	281	124.530	35,023
EFP	Enclos Porch	264	36.510	9,640
WDK	Deck	112	14.520	1,626
OFP	Open Porch	40	42.800	1,712
	Net Sketched Area:	4,384	Total:	562,445
Size Ad	2466	Gross Are	5228	FinArea 3053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0008-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	8X11	A	AV	2016	6.00	T	5	104			500			500

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200